

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number  
H.L.C. 05/04/05 Item

File Number  
PDC04-063

Application Type  
Planned Development Rezoning

Council District SNI  
3 13<sup>th</sup> Street

Planning Area  
Central

Assessor's Parcel Number(s)  
249-09-009, -010

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Lee Butler

Location: Southeast corner of East Mission Street and North 10th Street

Gross Acreage: 3.1

Net Acreage: 3.1

Net Density: 38.4 DU/AC

Existing Zoning: LI Light Industrial

Existing Uses: Paved parking area and vacant industrial buildings

Proposed Zoning: A(PD) Planned  
Development

Proposed Use: Up to 119 single-family attached residential units (18 townhome units  
and 101 podium units)

### GENERAL PLAN

Completed by: FLB

Existing Land Use/Transportation Diagram Designations  
High Density Residential (25 - 50 dwelling units per acre) &  
Medium High Density Residential (12 - 25 dwelling units per acre)

Project Conformance:  
☒ Yes ☐ No  
☒ See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: FLB

North: Industrial LI Light Industrial

East: Residential R-2 Two Family Residence

South: Industrial LI Light Industrial

West: Industrial A(PD) Planned Development

### ENVIRONMENTAL STATUS

Completed by: FLB

☐ Reuse of EIR  
☒ Negative Declaration pending  
☐ Negative Declaration adopted on

☐ Exempt  
☐ Environmental Review Incomplete

### FILE HISTORY

Completed by: FLB

Annexation Title: Original City

Date: 3/27/1850

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Recommend Approval  
☒ Recommend Approval with Conditions  
☐ Recommend Denial

Date \_\_\_\_\_

Approved by: \_\_\_\_\_

### CURRENT OWNER

Bernard Kotansky  
Westmont Square, LLC  
14651 S. Bascom Ave., Ste. 280  
Los Gatos, CA 95032

### ARCHITECT

James Guthrie & Associates  
Attn: Larry Chan  
1 Waters Park Dr., Ste. 108  
San Mateo, CA 94403

### CONTACT

Charles W. Davidson Co.  
Attn: Lou Nepomuceno  
255 W. Julian St., Ste. 200  
San Jose, CA 95110

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PUBLIC AGENCY COMMENTS RECEIVEDCompleted by: FLB

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None attached.

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Other Departments and Agencies

None attached.

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GENERAL CORRESPONDENCE

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Letter from Preservation Action Council San Jose

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ANALYSIS AND RECOMMENDATIONS

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**BACKGROUND**

The subject site consists of 3.1 gross acres at the southeast corner of N. 10<sup>th</sup> St. and Mission St. The property currently has a LI Light Industrial Zoning designation and is occupied by a paved parking lot and several vacant industrial buildings. The applicant, Bernie Kotanski, has filed a Planned Development Rezoning, File No. PDC04-063, to allow up to 119 single-family attached residential units. 101 podium units and 18 townhouse units are proposed. It is anticipated that the project will proceed to Planning Commission and City Council in June.

The site has a grade change of over one foot in height running from the high point at the south end to the low point at the north end. It is rectangular in shape with approximately 486 feet of frontage on N. 10<sup>th</sup> and 11<sup>th</sup> Streets and with approximately 276 feet of frontage along Mission Street. The site spans the entire block between N. 11<sup>th</sup> and 12<sup>th</sup> Streets on the south side of Mission Street. The site is surrounded by industrial uses to the north, south, and west, and a residential neighborhood across N. 11<sup>th</sup> Street to the east.

**HISTORIC RESOURCES DESCRIPTION**

Analysis of the historic nature of the existing structures on the site is in the attached report from Bonnie Bamberg. The report concludes that significance of the site is related to its association with the food processing industry common in San Jose from 1918 to 1945, however, the structures are not eligible for listing as City Landmarks or on the California or National Registers because they are ancillary to the development of the food processing industry, are not an important example of industrial construction methods or materials, and have lost some integrity. The historic use of the site and structures as a cannery occurred in three main components of the existing structures at the site. The primary structure is a two-story building with a gable roof sheathed in corrugated metal sheets. A long, single-story addition extends to the north from the primary structure along N. 10<sup>th</sup> Street. The third component is the framework of a conveyor system that spanned over N. 10<sup>th</sup> Street from the subject property to the adjacent industrial buildings across the street. No mechanical conveyors remain within the structure.

## **PROJECT DESCRIPTION**

The proposed Planned Development Zoning seeks to allow eighteen townhouse units in two separate structures at the subject site. Also proposed are 101 single-family attached residential units in a single podium structure. Surface parking and vehicular circulation is proposed to run north/south along the site, separating the townhouse and podium structures. The demolition of all existing structures on the site, including the overhead conveyor framework, is proposed as part of the residential project. A reduced copy of the plan set is attached for your reference.

The two structures with townhouse units are proposed on the easterly portion of the site, adjacent to N. 11<sup>th</sup> Street. These structures are two stories each, with the exception of a three-story tower element on each structure that would flank the entry driveway separating the two structures. The townhouse structures are characterized by a stucco finish, composition shingle roofing, and vinyl frame windows.

The residential podium structure is also characterized by a stucco finish, composition shingle roofing, and vinyl frame windows. The three-story structure would have one level of parking that is partially below grade. The finished floor elevation of the first floor would vary from approximately 4.5 to 5.5 feet above grade.

## **ENVIRONMENTAL REVIEW**

Environmental review for the subject project is incomplete at this time, however, staff anticipates that the proposed rezoning will obtain environmental clearance through adoption of a Mitigated Negative Declaration.

## **GENERAL PLAN CONFORMANCE**

Two General Plan designations exist at the subject property. The majority of the property has a General Plan Land Use/Transportation Diagram designation of High Density Residential (25 – 50 du/ac). This designation covers approximately the westerly two-thirds of the site. The second General Plan Land Use/Transportation Diagram designation on the site is Medium High Density Residential (12 – 25 du/ac). This designation covers approximately the easterly one-third of the site. With the 3.1 gross acre site, this leaves approximately 2.1 acres of the site in the 25-50 du/ac range and approximately 1 acre in the 12-25 du/ac range. Using the lowest end of the density range (25 du/ac for the 2.1 acres and 12 du/ac for the 1 acre), the unit yield would be 63 units. Using the highest end of the density range (50 du/ac for the 2.1 acres and 25 du/ac for the 1 acre), the unit yield would be 130 units. With 119 residential units proposed, the overall density conforms to the combined General Plan Land Use/Transportation Diagram designation densities.

Furthermore, the individual components (townhome and podium residential) of the proposal conform to the General Plan Land Use/Transportation Diagram designation densities. With 18 townhome units fronting on N. 11<sup>th</sup> Street, the proposed 18 du/ac density (18 units / 1 acre) falls within the 12 – 25 du/ac density range. With 101 podium units proposed on the westerly portion of the site, the 48.1 du/ac density (101 units / 2.1 acres) falls within the 25-50 du/ac range.

## **ANALYSIS**

Of primary concern for the Historic Landmarks Commission is the demolition of all existing structures at the site. The structures qualify for the Historic Resources Inventory, however, they are not considered as Candidate City Landmarks or as eligible for the California or National Registers. Given the materials, facades, and condition of the structures, it would be difficult to preserve, rehabilitate, and incorporate them into the residential project. Because the structures do not qualify as Candidate City Landmarks or as eligible for the California or National Registers, no environmental mitigation measures would be required as part of the Mitigated Negative Declaration. However, it could be appropriate to include in the Planned Development Permit measures to commemorate the site's historical relevance.

The historic consultant has recommended that a public art exhibit be incorporated into the project that documents the site's association in the food processing industry in San Jose in the first half of the 20<sup>th</sup> century. Other potential conditions for inclusion in the project would be (1) rehabilitation and reuse of the existing structure(s) through conversion to residential loft units, (2) offering of building materials for salvage, and/or (3) photo documentation of the existing conditions. The Commission could also recommend other materials or architectural features (metal clad windows or saw-tooth roof for example) that would better reflect the industrial past of the site.

## **COMMUNITY OUTREACH**

This proposal was brought to the regular meeting of the Japantown Neighborhood Association on March 10, 2005. It was also presented at a community meeting on April 20, 2005. All owners and occupants within 1000 feet of the subject site were sent a notice of the April 20<sup>th</sup> meeting, and Planning Staff has been available to discuss the proposal with members of the public. Additionally, prior to the HLC public hearing, an electronic version of the staff report was made available online, accessible from the Historic Landmarks Commission agenda, on the Planning Divisions' website.

## **RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission make recommendations to the Planning Division, Planning Commission, and City Council regarding the historic preservation issues of the proposed project.

Attachments:    Maps  
                      DPR forms  
                      Plan set